

BK 0402 PG 0521

mlr STATE MS.-DE SOTO CO.
FILED

STATE OF MISSISSIPPI

Nov 2 10 18 AM '01

COUNTY OF DESOTO

WARRANTY DEED

BK 402 PG 521
W.F. D. 11.19.01 K.L.

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the undersigned BellSouth Telecommunications, Inc., d/b/a South Central Bell Telephone Company, a Georgia corporation and successor by merger of South Central Bell Telephone Company, does hereby sell, convey and warrant unto A. J. Saucier, an individual, the following land and property, along with improvements thereon, being located and situated in DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Beginning at a point that is 321 feet east of the west line of the east half of the southwest quarter of said Section 13, and 20 feet north of the center line of an existing county road that runs along and with the south line of the southwest quarter of said Section 13, Township 2 South, Range 8 West, said point of beginning also being 2.5 feet west of cable marker number 61, running thence north 89 degrees 30 minutes west a distance of 100 feet, running thence north no degrees 30 minutes east a distance of 100 feet, running thence south 89 degrees 30 minutes east a distance of 100 feet to the west boundary of the American Telephone & Telegraph Company easement, thence running south no degrees 30 minutes west with the west boundary of said easement a distance of 100 feet to the point of beginning.

THIS CONVEYANCE is subject to any and all recorded building restrictions, rights of way, restrictive covenants, zoning ordinances, easements or mineral reservations applicable to the above described property.

This Deed is intended to convey and shall convey that property conveyed to Southern Bell Telephone and Telegraph Company by Louise G. Stafford by Deed dated September 15, 1952, and of record in Deed Book No. 39 at pages 254-255, of the land records in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The above-described property was subsequently conveyed by Southern Bell Telephone and Telegraph Company to South Central Bell Telephone Company as set forth in the Deed dated June 27, 1968, and recorded in the land records in the Office of the Chancery Clerk of DeSoto County, Mississippi at Deed Book No. 165, at pages 377, et seq. Pursuant to merger, BellSouth Telecommunications, Inc., Grantor herein, is the successor to South Central Bell Telephone Company.

This Warranty Deed is subject to the agreement of Grantee, his assigns and successors, to grant the Grantor a perpetual ten (10) foot utility easement north of and parallel and adjacent to the present southerly boundary line, which is to be executed at the time this Warranty Deed is delivered to Grantee by the Grantor.

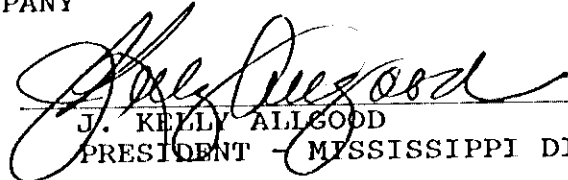
It is further understood and agreed that ad valorem taxes for the year 1995 will be paid by Grantor and such taxes will be paid by Grantee for 1996 and all subsequent years.

It is further understood and agreed that this instrument constitutes the entire agreement between the Grantor and Grantee, there being no oral agreements or representations of any kind.

WITNESS the respective hand and signature of the undersigned
Grantor hereto affixed on this the 7th day of August,
1995.

BELLSOUTH TELECOMMUNICATIONS, INC.
D/B/A SOUTH CENTRAL BELL TELEPHONE
COMPANY

BY:



J. KELLY ALLGOOD

PRESIDENT - MISSISSIPPI DIVISION

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for said county and state, on this 7th day of August, 1995, within my jurisdiction, the within named J. Kelly Allgood, who acknowledged that he is President-Mississippi Division, for BellSouth Telecommunications, Inc. d/b/a South Central Bell Telephone Company, a Georgia Corporation qualified to do business and doing business in Mississippi, and that for and on behalf of the said corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Elsie R. VanDevender
NOTARY PUBLIC

My Commission Expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
COMMISSION EXPIRES DEC. 27, 1997
ISSUED THRU STEGALL NOTARY SERVICE

Address of Grantor:

BellSouth Telecommunications, Inc. d/b/a
South Central Bell Telephone Company
Post Office Box 811
Jackson, Mississippi 39205
(601) 961-3830

Address of Grantee:

A. J. Saucier
3001 Highway 51 North
Suite C
Nesbit, Mississippi
(601) 429-2000

Indexing Instruction to Chancery Clerk:

S/W 1/4 of Section 13, Township 2 South, Range 8 West, DeSoto
County, Mississippi.

In addition, please note this instrument in the margins of those
instruments recorded as follows:

- Deed Book No. 39, pages 254-255.
- Deed Book No. 165, pages 377, et seq.

This instrument prepared by:

Elsie VanDevender, Paralegal
Mark F. McIntosh, General Attorney
BellSouth Telecommunications, Inc. d/b/a
South Central Bell Telephone Company
P. O. Box 811
Jackson, MS 39205
(601) 961-0050